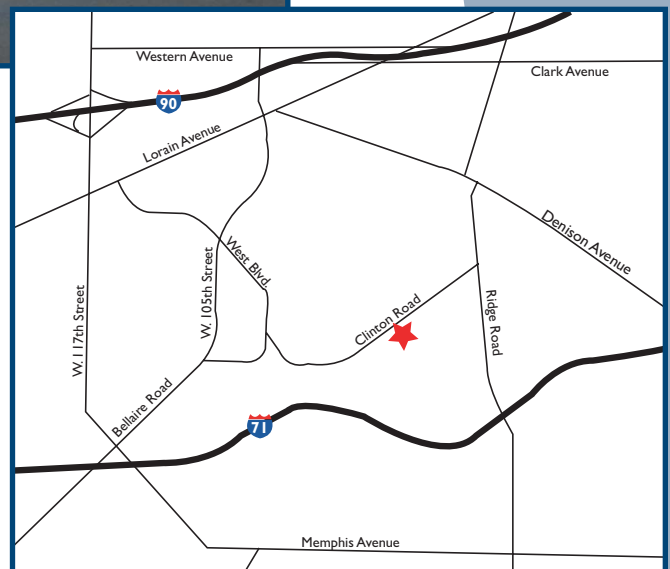


## 8617 Clinton Road

Brooklyn, Ohio 44144



Total Building:	59,800 sf
Warehouse:	57,000 sf
Office:	2,800 sf
Land:	2.86 acres
Docks:	Two (2)
Drive-In:	One (1)
Construction:	Brick & Block
Roof:	Metal
Heat:	Co Ray Vac
Air-Conditioning:	Office
Ceiling Height:	13' (min) 13' 8" (max)
Power:	480 V / 800 A / 3P



For More Information:

**Armand Aghajanian**  
Sr. Vice President  
216.525.1476

[aaghajanian@crescorealestate.com](mailto:aaghajanian@crescorealestate.com)



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7/13/2009

Profile 1 of 1

## Summary (14155)



## AREWAY

8617 Clinton Rd.

Brooklyn, OH 44144

**County:** Cuyahoga  
**Market:** NW-Z1  
**Sub Market:**  
**Land Size (Acres):** 2.86 ACRES  
**Available SF:** 59,800 SF  
**Building SF:** 59,800 SF  
**Office SF:** 2,800 SF

## General Listing/Transaction Information

**Asking Price:** \$1,500,000.00 \$25.084 Per SF  
**Asking Rate:** \$3.25 GROSS  
**Transaction Type:** Lease/Sale

## Parking

**Parking Comments:** Ample

## Loading &amp; Doors

**# GL/DID:** 1  
**#DH/Truck-level Doors:** 2  
**Total Doors:** 3

## Crane

**# Cranes:** 0  
**Capacity Tons (Min):** 0  
**Capacity Tons (Max):** 0

## Freezer &amp; Cooler

## Contacts

**Listing Broker(s)** Armand Aghajanian  
 Cresco Real Estate  
 216.525.1476  
 aaghajanian@crescorealestate.com

## Building

**Construction Status:** Existing  
**Primary Use:** FS  
**Floors:** 1  
**Year Built:** 1950  
**ConstructionType:** Brick/Block  
**Roof Type:** Metal  
**Floor Type:** Concrete  
**Lighting Type:** Various  
**Sprinkler:** Wet  
**Heat:** Co Ray Vac  
**AC:** Office  
**Ceiling Ht:** 13' (Min) 13' 8" (Max)

## Utilities

**Power:** 480 v 800 a 3 p

## Site

**Land SF:** 124,582 SF  
**Parcel Number:** 431-13-002  
**Primary Use:** FS  
**Zoning:** Industrial  
**Rail:** None  
**Land Condition:** Good

## Rail

**Rail Status:** None

## Comments